

Potential COLA Impact	If reduce Excess Capacity			Comm/Industrial/PF	Residential	Tax Increase
	Direct Cost	Future AA Impact	Total	Rate Change	Rate Increase	Avg Home (\$235k)
1%	\$39,738	\$37,423	\$77,161	0.10	0.06	15.04
2%	\$79,738	\$75,093	\$154,831	0.20	0.13	30.17
3%	\$119,103	\$112,165	\$231,268	0.30	0.19	45.07
4%	\$158,922	\$149,664	\$308,586	0.39	0.26	60.16